

MINUTE ITEM

This Calendar Item No. C13
was approved as Minute Item
by 13 by the State Lands
Commission by a vote of 3
to 0 at its 3-25-76
meeting.

CALENDAR ITEM

C13

3/76
GDG
W 20184

AMENDMENT AND RENEWAL OF NON COMMERCIAL LEASE:
PRC 4053.1

APPLICANT: McKinney Shores Property Owners
Association
c/o Kenneth Hindersinn
P. O. Box 418
Homewood, California 95718

AREA, TYPE LAND AND LOCATION:
Two parcels of submerged land containing
0.102 acre and 0.095 acre in Lake Tahoe near
Chambers landing, Placer County.

LAND USE: Maintenance of 2 existing piers.

TERMS OF ORIGINAL LEASE:
Initial period: 5-years, from November 22, 1966.

Renewal options: 3 successive periods of 10
years each.

Surety bond: \$2,000.

Consideration: \$150 per annum.

TERMS OF AMENDED LEASE DURING FIRST RENEWAL PERIOD:
From November 22, 1971 through November 21, 1981.

Renewal Options: 2 remaining successive periods
of 10 years each.

Surety bond: \$4,000.

Public Liability Insurance: \$600,000 per
occurrence for bodily injury
and \$50,000 for property damage.

CONSIDERATION: \$294 per annum from November 22, 1971 through
June 29, 1975 and \$392 per annum thereafter
with State reserving the right to fix a different
rental on each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:
6% of appraised value of land from November 22,
1971 through June 29, 1975, and 8% thereafter.

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PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is owner of upland.

Filing fee has been received.

STATUTORY AND OTHER REFERENCES:

A. Public Resources Code: Div. 6, Parts 1 & 2.

B. Administrative Code: Title 2 Div. 3,
Arts. 1, 2, 10 & 11.

OTHER PERTINENT INFORMATION:

1. This is a continuing administrative activity and an Environmental Impact Report is not required. In addition, this transaction is also within the purview of 2 Cal. Adm. Code 2907(a) which exempts an existing structure or facility that is in an acceptable state of repair and there is no evidence of record to show injury to adjacent property, shoreline erosion, or other types of environmental degradation.
2. This project is situated on State land identified as possessing significant environmental values, pursuant to Public Resources Code 6370.1, and is classified in a significant use category, Class B: Limited use. Staff review indicates that there will be no significant effect upon the identified environmental values. This is an existing facility for which no adverse comments have been received.

EXHIBITS: A. Land description. B. Location map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL IMPACT REPORT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF PRC 21085; 14 CAL. ADM. CODE 15100 ET SEQ.; AND 2 CAL. ADM. CODE 2907.
2. FIND THAT GRANTING OF THE APPLICATION WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1 ET SEQ. OF THE PUBLIC RESOURCES CODE.
3. AUTHORIZE THE AMENDMENT AND THE 10-YEAR RENEWAL OF NON-COMMERCIAL LEASE PRC 4053.1, EFFECTIVE NOVEMBER 22, 1971, WITH LESSEE'S OPTION TO RENEW FOR 2 SUCCESSIVE PERIODS OF 10 YEARS EACH; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$294. FROM NOVEMBER 22, 1971 THROUGH JUNE 29, 1975;

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AND \$392 THEREAFTER WITH STATE RESERVING THE RIGHT TO
FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE
LEASE; PROVISION OF A \$4,000 SURETY BOND; PROVISION OF
PUBLIC LIABILITY INSURANCE IN AMOUNTS OF \$600,000 PER
OCCURRENCE FOR BODILY INJURY AND \$50,000 FOR PROPERTY
DAMAGE; FOR THE MAINTENANCE OF TWO EXISTING PIERS ON THE
LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE
MADE A PART HEREOF.

Attachment: Exhibit "A"

EXHIBIT "A"

Lessee: McKinney Shores Property
Owners Association

W 20184

Two (2) parcels of submerged land in the bed of Lake Tahoe, Placer County, California, adjacent to fractional Section 7, T14N, R17E, and fractional Section 12, T14N, R16E, M.D.M., said parcels are immediately beneath and extend ten (10) feet on all sides from the existing piers and are adjacent to the following described lands:

PARCEL 1

That parcel known as Lot A and conveyed to McKinney Shores Property Owners Association by Grant Deed dated September 21, 1962, and recorded as Document No. 19304 on November 19, 1962 in Volume 941, Page 622, of the Official Records of Placer County, California.

PARCEL 2

That parcel known as Lot B and conveyed to McKinney Shores Property Owners Association by Grant Deed dated September 21, 1962, and recorded as Document No. 19304 on November 19, 1962 in Volume 941, Page 622, of the Official Records of Placer County, California.

EXCEPTING THEREFROM any portions lying above the ordinary high water mark.

END OF DESCRIPTION

Prepared *H. K. Krawinkel* Checked *R. L. B.*
Reviewed *Donald Britton* Date *2/29/76*

